

TOWNSHIP OF FLORENCE

ORDINANCE 2022-08

AN ORDINANCE AUTHORIZING THE SALE OF
PROPERTY IDENTIFIED AS BLOCK 143.01, LOT 1.02 (+/- 4.267 ACRES)
WITHIN THE TOWNSHIP OF FLORENCE, COUNTY OF BURLINGTON, STATE OF
NEW JERSEY AND NOT NEEDED FOR PUBLIC USE

WHEREAS, the Township of Florence is the owner of real property identified as Block 143.01, Lots 1.02 on the official tax map of the Township of Florence and consisting of +/- 4.267 acres (the "Property"); and

WHEREAS, the Township purchased the Property using Open Space bond funds and subdivided the Property from a parcel identified as Block 143.01, Lots 1 and 10 on the Minor Subdivision Plan prepared by Maser Consulting P.A., dated September 3, 2013 and filed in the Burlington County Clerk's Office on January 10, 2014 under Document No. 5038528; and

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., permits the conveyance of municipal property under certain circumstances, particularly when the property is no longer needed for public use and may be used for educational purposes; and

WHEREAS, under the Municipal Trust Fund Act, pursuant to N.J.S.A. 40:12-15.9, the Property is subject to a Deed Restriction which may be released if the Township replaces any land conveyed by land of at least equal fair market value and of reasonably equivalent usefulness, size, quality and location to the land conveyed; and

WHEREAS, the Township Council of the Township of Florence held a hearing and determined that the Property is better served for public use by the Board of Education of the Florence Township School District ("Board of Education") for educational purposes of the Roebling Elementary School and it is therefore in the best interest of the Township to sell the Property; and

WHEREAS, the Property will be replaced by property located at Block 156.01, Lot 90.02, which is of reasonably equivalent usefulness, size, quality and location; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Florence in the County of Burlington, State of New Jersey that:

1. The Township of Florence hereby authorizes the sale of the property designated on the official tax map of the Township of Florence as Block 143.01, Lot 1.02 to the Board of Education of Florence Township School District or their successors and assigns subject to the terms of the agreement of sale.
2. The Township is offering the Property for sale in its present condition. The property is sold "as is" and the Township makes no representations or warranties regarding the condition of the property or its suitability for any purpose.
3. Title shall be transferred by way of a bargain and sale deed with covenants as to grantor acts and the property shall be conveyed subject to all the conditions of this ordinance. The Township is conveying this property subject to any easements, restrictions of record and the conditions of this ordinance.
4. The Mayor and Township are hereby authorized to (a) release the property designated as Block 143.01, Lot 1.02 on the official tax map of the Township of Florence from the deed restriction; and (b) record a restriction against the replacement designated as Block 156.01 , Lot 90.02
5. The Township Solicitor, on behalf of the governing body, along with Township staff, is authorized to take all steps necessary and legally required to conclude and close the sale of the property, with a purchase price in an amount of One Dollar (\$1.00).

BRUCE GARGANIO
COUNCIL PRESIDENT

NANCY L. ERLSTON, RMC
TOWNSHIP CLERK

TOWNSHIP OF FLORENCE
NOTICE OF PENDING ORDINANCE
Ordinance No. 2022-08

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Take Notice that the Ordinance identified above which authorizes the Township to sell certain vacant real property no longer needed for public use, has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on June 1, 2022. It will be considered for final passage after public hearing to be held on June 15, 2022, at 7:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

The Ordinance will take effect immediately upon adoption and publication as required by law.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained free of charge on request and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Nancy L. Erlston, RMC
Township Clerk